

**SUNRISE PLACE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS**

RESOLUTION

**"Increase of Association Assessment & Levy of Special Assessment
Starting Fiscal Year 2018"**

2018.05.02.1

The Board, on majority vote, adopted the following resolution on the 2nd day of May, 2018, at a meeting held by the Board of Directors of Sunrise Place Homeowners Association that was properly called by the Officers, noticed, organized, and where a quorum was present:

WHEREAS, Reserve Study Group's 2017 Reserve Study projected \$1,145,893 in Association expenses over the next 30 years in order to maintain quality and value of residence lots within the Association.

WHEREAS, Past and current levied Association Assessments have left the Association severely deprived of funds needed to fully fund said projected expenses.

WHEREAS, Homeowners at the Association's 2017 Annual Meeting strongly desired an assessment increase but were unable to pass a proposal submitted by the Board of Directors to raise funds for projected expenses due to lack of a quorum.

WHEREAS, The Association's purpose is to provide maintenance, preservation, architectural control of residence Lots and Common Areas, and to promote the health, safety, protection, and welfare of the residents (Articles of Incorporation, III).

WHEREAS, the property and business of the Association shall be managed by its Board of Directors (Bylaws, 8.11(a)).

WHEREAS, The Board of Directors has the power to determine and levy general assessments of the Association, known as "Association Assessments", payable in advance to cover the costs of operating and maintaining the Common Areas of the Association (Bylaws, 8.11(a)(1)).

WHEREAS, The Board of Directors is responsible for determining this amount once a year so long as it is equally divided among non-exempt lots and notice of such assessment is given to each property owner (Declaration, 4.6).

WHEREAS, The Board of Directors may also levy a special assessment if necessary for extraordinary maintenance and capital improvements so long as consent is obtained from 60% of non-exempt lots (Declaration, 4.7).

BE IT THEREFORE RESOLVED, The Board of Directors has officially increased its normal Association Assessment and proposed a special Reserve Assessment, to be collected monthly, with annual increases outline in accompanying exhibit titled "Proposed Budget Plan", while current special Landscaping Assessment remains unchanged, to be levied upon non-exempt properties, effective immediately for Fiscal Year 2018 and beyond until further notice, pending required consent of the Association.

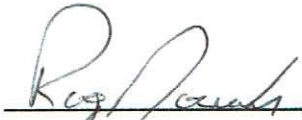
CERTIFIED BY:



April Delany

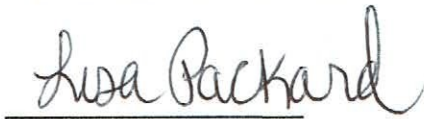
Secretary, Sunrise Place HOA

SIGNED:



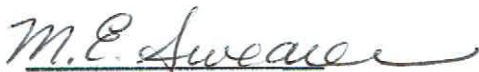
Roger Nowicki

President, Sunrise Place HOA



Lisa Packard

Vice President, Sunrise Place HOA



Marge Swearer

Treasure, Sunrise Place HOA